

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
May 5, 2010**

CALL TO ORDER

A Regular meeting of the Planning and Zoning Commission was called to order at 6:04 PM, Wednesday, May 5, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Commissioners Bill Yinger, Jed Selby, Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

ROLL CALL

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.

PLEDGE OF ALLEGIANCE

Chairwoman Baker led in the Pledge of Allegiance.

AGENDA ADOPTION

Chairwoman Baker called for amendments to the agenda. Planner Haydin stated that there was a letter from William P Schmitt that needed to be added to the agenda under public comment. **Motion #1** by Commissioner Yinger, seconded by Commissioner Selby, to adopt the agenda as amended. Motion carried.

Approval of the Minutes

Chairwoman Baker called for approval of the April 21, 2010 minutes. Commissioner Selby had a request to change page 7 requested that the "EQR are out of line" to be changed to "Commissioner Selby if they are not expanding the structure that the EQR increase was not justified." **Motion #2** by Commissioner Selby, seconded by Commissioner Yinger, to adopt the minutes as amended. Motion carried.

PUBLIC COMMENT

A. Discussion of letter submitted by William P Schmitt

Chairwoman Baker opened the public comment portion of the hearing at 6:10 PM.

Town Administrator Sue Boyd discussed a letter submitted by William P. Schmitt regarding demolishing the Rodeo Grounds. The concern has been spread throughout town and that we are planning on demolishing the rodeo grounds. The Recreation Board is creating a master plan regarding recreation facilities throughout the town. During one of their meetings it was suggested a more Equestrian Facility on the Rodeo Grounds. So the idea on the table is opposite of demolishing the Rodeo Grounds. There are going to be some concepts on a map from the public input from the meetings. This is a long term Master Plan that will be implemented in the future. It will not be something developed right away.

With no other comments received, the public comment portion of the hearing was closed at 6:19 PM.

RESPONSE TO PUBLIC COMMENT

None.

NEW BUSINESS

A. Announce Planning and Zoning Commissioner Bill Yinger

B. Amendment to the Zoning Code to Allow Medical Uses by Right in the B-2 Zone District.

After a brief discussion regarding the wording of office the following motion was made.

Motion #3 by Commissioner Yinger, second by Commissioner Selby to approve the wording of the ordinance. Motion Carried.

C. Amendment to the Zoning Code to Require a Building Permit for Fences.

Commissioner Yinger pointed out that there was not a number six in the current code so number seven needed to be changed to six. Chairwoman Baker requested the word "frightened" be changed. Planner Haydin recommended "deterred."

There is a discussion regarding the fence height for the front yard. It was determined to keep it as it is in the code now at three and a half.

Planner Haydin stated the grandfather clause is pre-existing non-conforming. It was suggested by Chairwoman Baker to add the verbiage in the code.

Commissioner Selby would like to add in the code to not allow chain link fence in the code. It was decided to add "is permitted in the rear yard."

Motion #4 by Commissioner Selby, seconded by Commissioner Yinger to approve the re-wording of the ordinance as amended. Motion carried.

D. Amendment to the Zoning Code Setting Specific Requirements for Landscape Plans.

Planner Haydin reviewed her staff report. The new plan does apply to residential as well as commercial.

There is a discussion regarding the limiting the turf to 30% for the landscape code. Chairwoman Baker also requested to add something for drip systems for commercial.

There was also a suggestion to limit the amount of irrigated turf.

There was a discussion regarding court yard designs. The 60% coverage could be a hindrance to a small lot. Planner Haydin will review this and explore other verbiage. There was also a discussion of just requiring street trees in Old Town. When people are going into an existing landscaped area that should be considered enough and not require more.

It was also recommended to make the tree requirement consistent with the tree requirement in the subdivision code.

It was decided that this would be tabled for further review and brought forward at the next Planning and Zoning meeting.

E. Changes to Subdivision Requirements in PUDs

Planner Haydin stated that when Town Engineer Rachel Friedman was reviewing the Public Works Manual she discovered that there is PUD requirements in the subdivision code that should be separated out since they are zoning items. Engineer Friedman would like to remove the entire section regarding PUD's. Engineer Friedman felt that by allowing the PUD it would allow for changing the specs required for infrastructure in a subdivision. Zoning should have no effect on the infrastructure requirements or engineering issues.

In section 16-195 Engineer Friedman stated she would like to delete this whole section as PUD is zoning and should be in the code. Commissioner Selby stated in a PUD you have the ability to supersede the subdivision or the zoning code. Engineer Friedman stated that we should remove the subdivision issues.

Commissioner Selby stated the point of the PUD is to encourage good design and outside the box thinking. The Subdivision Code does not encourage progressive design as it is currently written.

There was a discussion regarding infrastructure and regulations and how they are applied with a PUD. Street requirements are not in the subdivision but in the Public Works manual. It was recommended by staff to remove the PUD from the Subdivision Code. There has been other development where it has been an issue and created arguments. There can be specific language in the Subdivision Code tied the Public Works Code. Right now the concern is that there is Subdivision items in our Zoning Code.

Chairwoman Baker suggested that Engineer Friedman and Commissioner Selby get together and go over the documents since this is an area of concern.

OLD BUSINESS

Nothing

CHAFFEE COUNTY REPORT

Evelyn and Shannon going to the Transportation and Sustainable Energy meeting thing at 1:30 regarding walk able communities and reducing the carbon footprint.

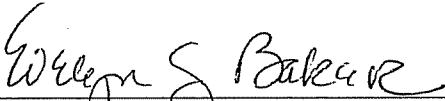
STAFF REPORT

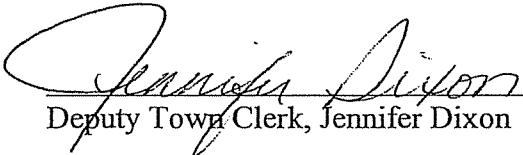
There was a question regarding where we were with the implementation of the Comprehensive Master Plan. Planner Haydin put together a chart of how it would be analyzed. It also lays out what has been completed, worked on, and when items will be worked on.

ADJOURNMENT

Motion #5 by Commissioner Selby, seconded by Commissioner Yinger , noting that there being no further business to come before the Board declared that the meeting be adjourned at 7:47 PM. Motion carried.

Respectfully submitted:


Evelyn Baker, Chairwoman


Deputy Town Clerk, Jennifer Dixon